

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 Beatham Way Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 Annabella Street Cranbourne East VIC 3977	\$570,000	18-Jun-19
7 Josie Lane Cranbourne East VIC 3977	\$550,000	05-Aug-19
28 Benedetto Crescent Cranbourne East VIC 3977	\$520,000	19-Jun-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 December 2019



**5 Annabella Street Cranbourne East VIC 3977** Sold Price **\$570,000** Sold Date **18-Jun-19**

4 2 2

Distance **0.12km**



**7 Josie Lane Cranbourne East VIC 3977** Sold Price **\$550,000** Sold Date **05-Aug-19**

4 2 2

Distance **0.48km**



**28 Benedetto Crescent Cranbourne East VIC 3977** Sold Price **\$520,000** Sold Date **19-Jun-19**

4 2 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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